



GOVERNMENT OF THE DISTRICT OF COLUMBIA
OFFICE OF THE DEPUTY MAYOR FOR PLANNING AND ECONOMIC DEVELOPMENT

Home Again Initiative
FY 2005 4th Quarter Report to the Council of the District of Columbia
September 2005

Overview

The Vacant and Abandoned Housing Initiative, or "Home Again," is a program to convert vacant and abandoned buildings into quality, affordable homes. In 2003, the Department of Consumer and Regulatory Affairs (DCRA) identified 2,700 vacant properties, about half of which are vacant single family residential properties. This reflects a reduction of over 1,200 vacant properties in the District since 1999 when a DCRA study identified 3,970 vacant properties. While these are less than 2.5 percent of the 158,000 taxable properties in the District, they still pose a significant problem.

In response to residents' concerns, the District created Home Again in 2002. Its mission is to convert vacant and abandoned property back into productive use as single-family homeownership opportunities. If property owners fail to properly maintain or rehabilitate their properties, Home Again will gain site control and sell them to developers who will rehabilitate them into housing for people of all incomes.

This initiative focuses on empty lots and homes with no occupants. It has begun in neighborhoods that have high concentrations of vacant properties: Columbia Heights, Shaw/LeDroit Park, Near Northeast, Ivy City/Trinidad and Rosedale. These areas have been identified by their communities as a high priority in their Strategic Neighborhood Action Plans.

Developers must be pre-qualified in order to participate in the program. Thirty-eight developers are currently qualified to participate.

For more information, please contact the Home Again Initiative office at (202) 478-1355.

Statutory Report

(1) A list of the properties acquired during the quarter to be disposed of pursuant to this act.

The District obtained title to the following properties:

- 4 Q St NW



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- 10 Q St NW
- 1001 Quebec PI NW
- 756 Park Rd NW
- 902-904 T St NW

(2) A list of the properties disposed of pursuant to this act during the quarter.

- 609 Irving St. NW
- 1102 Buchanan St NW

(3) A copy of each RFP issued during the quarter

Home Again did not issue any RFPs this quarter. The next RFP is scheduled to be released in the first quarter of FY 2006.

(4) A copy of each winning proposal selected during the quarter.

Home Again did not select any proposals this quarter. Developer selection for bundles 20A, 20B, 22 and 22 (27 properties total) will be completed during the first quarter of FY 2006.

(5) A copy of each disposition agreement entered into during the quarter.

Home Again entered into disposition agreements with the following development teams (see attachments):

- Bundle 15 – Benade Group
- Bundle 17 – Case Capitol
- Bundle 18 – AdvantEdge

(6) A cumulative list of each property disposed of pursuant to this act, the status of the rehabilitation of the property, and whether the developer has resold the property for residential occupancy.

Property	Status	Resale for Occupancy
1. 24 Farragut Pl., NW	Complete	Sold
2. 39 47th St., SE	Complete	Sold
3. 4933 Sheriff Rd., NE	Complete	Sold
4. 5300 East Capitol St., NE	Complete	Sold
5. 4041 Benning Rd. NE	Complete	Sold



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6. 20 Farragut Pl., NW	Complete	Sold
7. 22 Farragut Pl., NW	Complete	Sold
8. 5354 Nannie Helen Burroughs Ave., NE	Complete	Sold
9. 14 Farragut Pl., NW	Complete	Sold
10. 16 Farragut Pl., NW	Complete	Sold
11. 1650 U St., SE	Complete	Sold
12. 3423 5 th St., SE (unit #24)	Complete	Sold
13. 832 Yuma St., SE	Complete	Sold
14. 964 Mt. Olivet Rd., NE	Complete	Sold
15. 814 Delafield Pl., NW	Complete	Sold
16. Riggs Rd., NE	Complete	Sold
17. 1239 16 th St., NE	Under construction	No
18. 1721 Holbrook St., NE	Under construction	No
19. 3227 D St., NE	Complete	Sold
20. 209 35 th St., NE	Complete	Sold
21. 1120 Park Road NW	Complete	Sold
22. 619 Park Road NW	Complete	Sold
23. 406 Shepherd St. NW	Complete	Sold
24. 1259 Holbrook Terr. NE	Under construction	No
25. 1145 Summit St NE	Under construction	No
26. 1147 Summit St NE	Under construction	No
27. 513 E St NE	Under construction	No
28. 1816 Bay St SE	Under construction	No
29. 649 16 th St NE	Construction pending	No
30. 647 16 th St NE	Construction pending	No
31. 12 Farragut Pl NW	Complete	Sold
32. 1822 9TH ST NW	Under construction	No
33. 909 S ST NW	Construction pending	No
34. 920 FRENCH ST NW	Construction pending	No
35. 932 S ST NW	Construction pending	No
36. 307 R ST NW	Under construction	No
37. 5212 5TH ST NW	Complete	No
38. 2315 Chester St. SE	Under construction	No
39. 161 Forrester St. SW	Under construction	No
40. Buena Vista Terrace (Sq. 5727 Lot 0811)	Construction pending	No
41. 1209 Wylie St NE	Under Construction	No
42. 337 Rittenhouse St. NW	Construction pending	No
43. 705 18 th St NE	Construction pending	No



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44.1527 Independence PI SE	Construction pending	No
45.445 S STREET, NW	Under construction	No
46.1031 4TH ST, NW	Under construction	No
47.2801 Sherman Ave. NW	Under construction	No
48.609 Irving St NW	Under construction	No
49.1102 Buchanan St NW	Under construction	No

(7) Any other relevant information.

Innovative Urban Homes, LLC and Thirteenth-Irving Development Corporation were prequalified as a Home Again developer.



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The Home Again Initiative
Status Summary: September 2005

Total number of properties investigated	1,061
Number of homes rehabbed	348
<ul style="list-style-type: none"> • Rehabbed by Owners 322 • Rehabbed by Home Again developers 26 	
Number of homes being pursued for acquisition	188
<ul style="list-style-type: none"> • Eminent domain 126 • Tax foreclosure 24 • Friendly sales 17 • Clearing title for TLC Trust/District properties 21 	
Number of properties offered to Home Again developers	134
Number of properties awarded to Home Again developers	101
Number of new units to be produced by Home Again developers	164
Number of new affordable units to be produced by Home Again developers (buyers who earn less than 60% of Area Median Income)	59 (36%)
Number of developers prequalified to participate in Home Again	38
Number of properties sold to Home Again developers	49
Number of homes sold to new homeowners by Home Again developers	26